



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Old School House, Pytchley NN14

"An Education In Period Village Living"

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"An Education In Period Village Living"

The School House, Grade II listed commands an impressive position in the heart of this desirable village, Pytchley has a primary school, village pub and fine rural walks, the convenient location means the A14, Kettering and Wellingborough are within easy reach, their respective mainline railway lines connecting to St Pancras International in under an hour. The stunning interior has a wealth of attractive period features blended with contemporary updates to meet the demands of modern living.

Gas central heating, period shutters, attractive balustrade, doors and glazing add to the period theme. The entrance hall leads to a substantial free flowing kitchen/dining/family room with designer units, central island and the warmth of a wood burner, the perfect space for social gatherings, the living room is amplified by tall ceilings and an elegant working fire and the snug is a versatile space also with the focal point of an exposed brick elevation and wood burner. Upstairs the generous, light filled landing leads to a principal bathroom with roll top bath, the four bedrooms are double sized, the main bedroom with fitted wardrobes and ensuite. The loft space is significant, accessed from a staircase providing useful storage but also offering options to convert (subject to planning approval/building regulations) and there is also a basement accessed from the garden. The rear garden is a great size perfect for outdoor living and family play.

Living Room - 5.66m x 4.27m (18'7" x 14'0")

Kitchen/Dining/Family Room - 5.59m x 5.54m (18'4" x 18'2")

Snug - 5.66m x 3.43m (18'7" x 11'3")

Utility Room

WC

Bedroom One - 4.34m x 3.1m (14'3" x 10'2")

Ensuite - 2.46m x 1.52m (8'1" x 5'0")

Bedroom Two - 5.72m x 2.74m (18'9" x 9'0")

Bedroom Three - 4.47m x 3.02m (14'8" x 9'11")

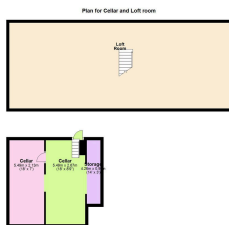
Bedroom Four - 3.18m x 2.46m (10'5" x 8'1")

Bathroom - 3.18m x 1.98m (10'5" x 6'6")

Cellar - 5.49m x 2.13m (18'0" x 7'0")

Cellar - 5.49m x 2.67m (18'0" x 8'9")





- Grade II Listed
- Gas Central heating
- Fabulous, free flowing designer Kitchen/Dining/Family Room
- Versatile Snug with woodburner
- EPC RATING: EXEMPT
- Village location
- Tall Ceilings, period shutters and attractive fireplaces
- Living room with working fire
- Four bedrooms which are double sized , the principal with en suite.
- COUNCIL TAX: F



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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